

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		FOREST ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	63
Owner 1:	MC CULLOUGH MARK J				
Owner 2:					
Owner 3:					
Street 1:	65 FOREST ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	MALOY CONCETTINA N/TRUSTEE -		
Owner 2:	6365 REALTY TRUST -		
Street 1:	63 FOREST ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Ind with a Condo Whs. Building built about 2004, having primarily Conc. Block Exterior and 944 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
444	0.000	242,500			242,500
Total Card	0.000	242,500			242,500
Total Parcel	0.000	242,500			242,500
Source: Market Adj Cost	Total Value per SQ unit /Card:		256.89	/Parcel: 256.8	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	444	FV	233,600	0	.		233,600	233,600	Year End Roll	12/18/2019
2019	444	FV	217,300	0	.		217,300	217,300	Year End Roll	1/3/2019
2018	444	FV	167,200	0	.		167,200	167,200	Year End Roll	12/20/2017
2017	444	FV	167,200	0	.		167,200	167,200	Year End Roll	1/3/2017
2016	444	FV	167,200	0	.		167,200	167,200	Year End	1/4/2016
2015	444	FV	165,600	0	.		165,600	165,600	Year End Roll	12/11/2014
2014	444	FV	165,600	0	.		165,600	165,600	Year End Roll	12/16/2013
2013	444	FV	165,600	0	.		165,600	165,600		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	PH	Patrick H
3/20/2009	Inspected	197	PATRIOT
5/18/2005	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

[illegible]

Spl Credit	Total:
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APPRaised:	242,500 /	242,500
USE VALUE:	242,500 /	242,500
ASSESSed:	242,500 /	242,500



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	38505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!15041!

PRINT

Date	Time
12/11/20	04:48:28

LAST REV

Date	Time
07/30/18	09:53:20

aprc

15041

Type:	07 - Condo Whs.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	YELLOW		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade:	B+ - Good (+)	
Year Blt:	2004	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic	G6	Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	12.973999977
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units:
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:				HB		1	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	8 - Plyw Panel		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		12	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	0.93110687
Adj \$ / SQ:	145.485
Other Features:	2500
Grade Factor:	1.46
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	275621
Depreciation:	33075
Depreciated Total:	242547

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	286.75	
Special Features:	0	Val/Su Net:	256.89	
Final Total:	242500	Val/Su SzAd	256.89	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	944	145.490	137,33
Net Sketched Area:		944	Total:	137,33
Size Ad	944	Gross Are	944	FinArea

SUB AREA DETAIL

[illegible]

IMAGE



AssessPro Patriot Properties, Inc